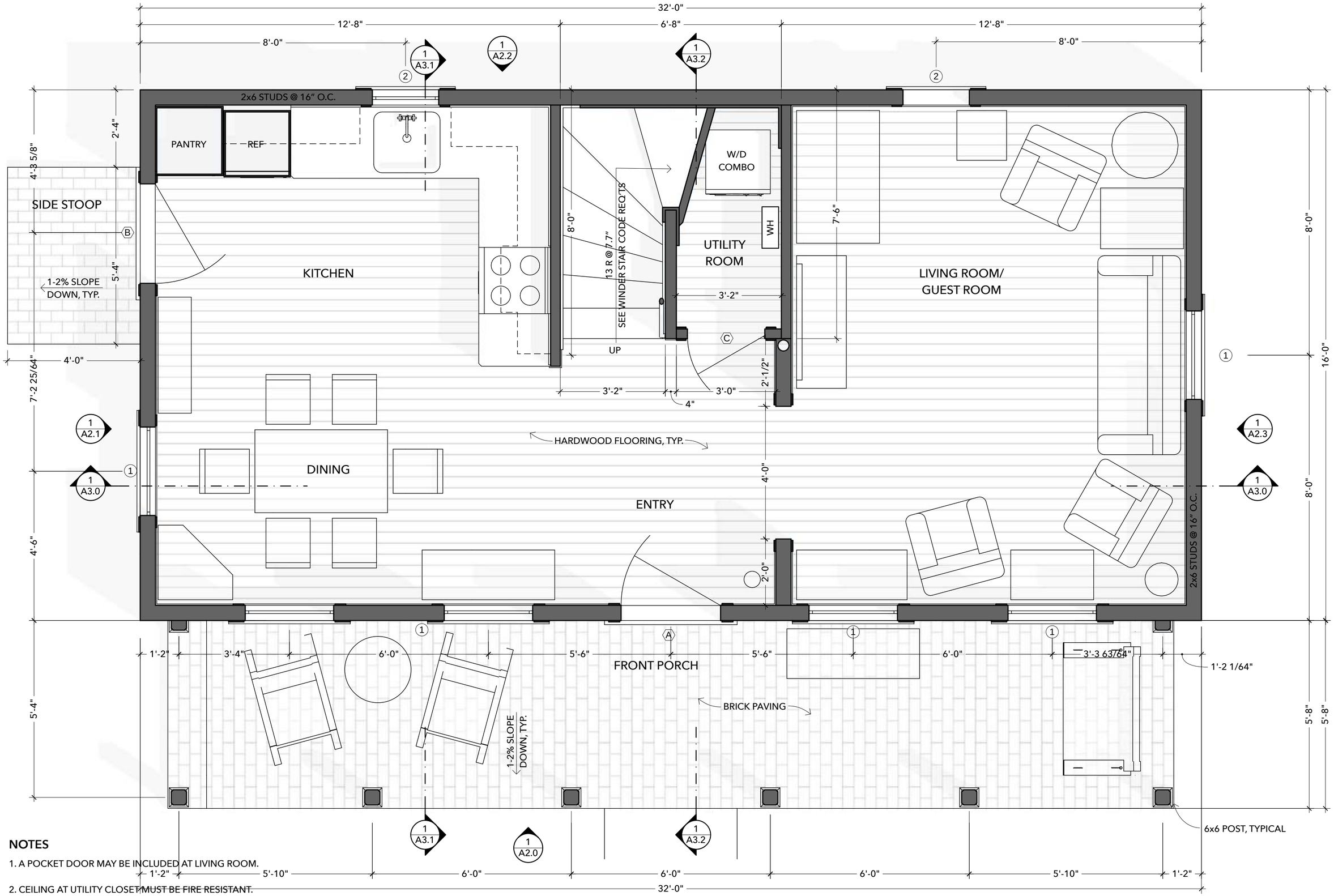


## NOTES

1. A POCKET DOOR MAY BE INCLUDED AT LIVING ROOM.
2. CEILING AT UTILITY CLOSET MUST BE FIRE RESISTANT.
3. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHALL BE PROVIDED (AS REQ'D BY CODE).

## 1 1ST FLOOR PLAN

SCALE: 1/2" = 1'-0"


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A DESIGN BY JAY OSBORNE

# BACKYARD FARMHOUSE

ORIGINAL VERSION

| | | |
|---|---|---|
| **3** | **2023-03-31** | 2ND DRAFT (LARGE 16X32 VERSION) |
| **2** | **2023-02-28** | 1ST DRAFT (SMALL 16X24 VERSION) |
| **1** | **2023-11-30** | FIRST PRESENTATION (SCHEMATIC) |

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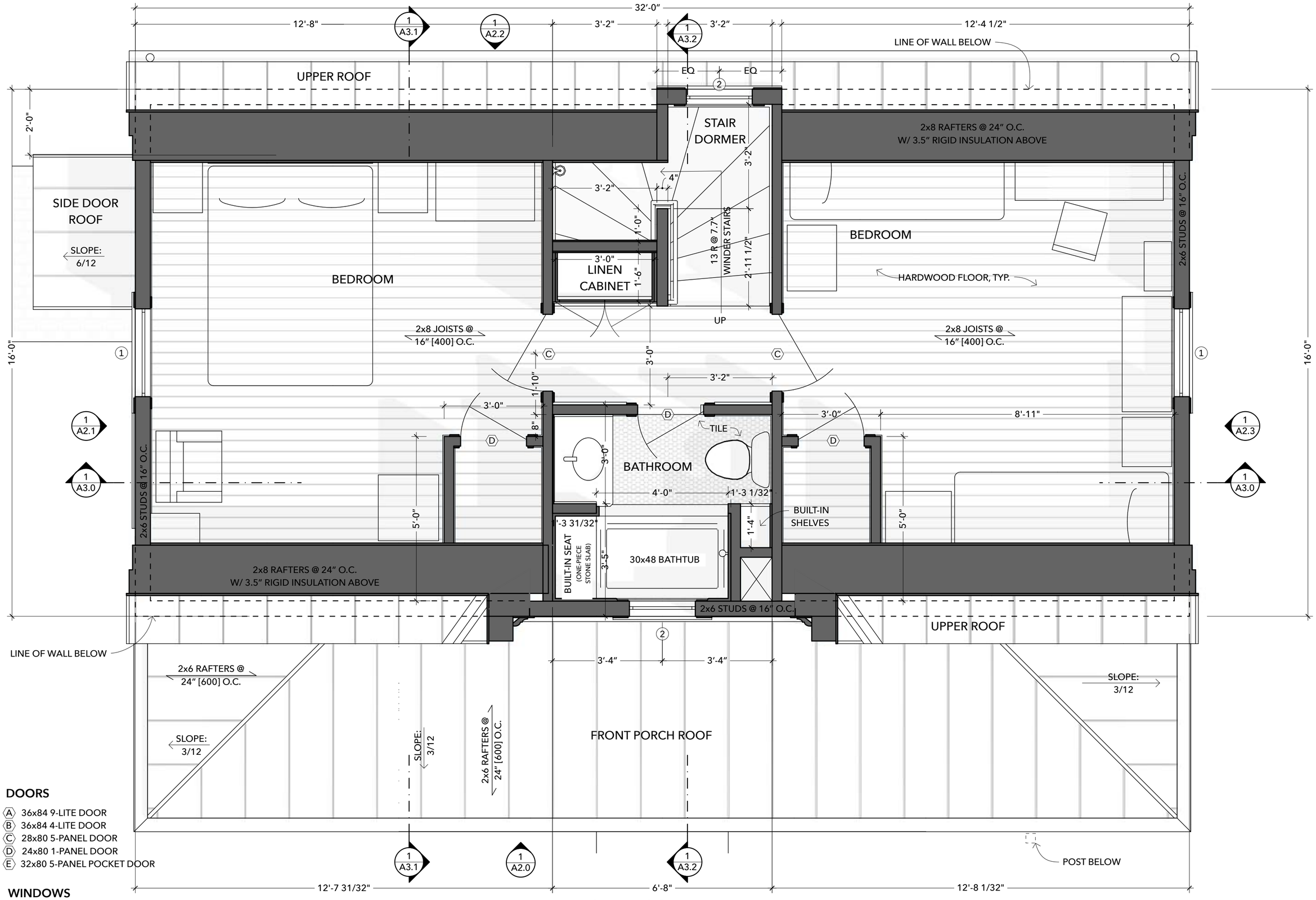
**1ST FLOOR PLAN**

**A1.1**




## DOORS

- (A) 36x84 9-LITE DOOR
- (B) 36x84 4-LITE DOOR
- (C) 28x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 32x80 5-PANEL POCKET DOOR

## WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES

## 1 2ND FLOOR PLAN

SCALE: 1/2" = 1'-0"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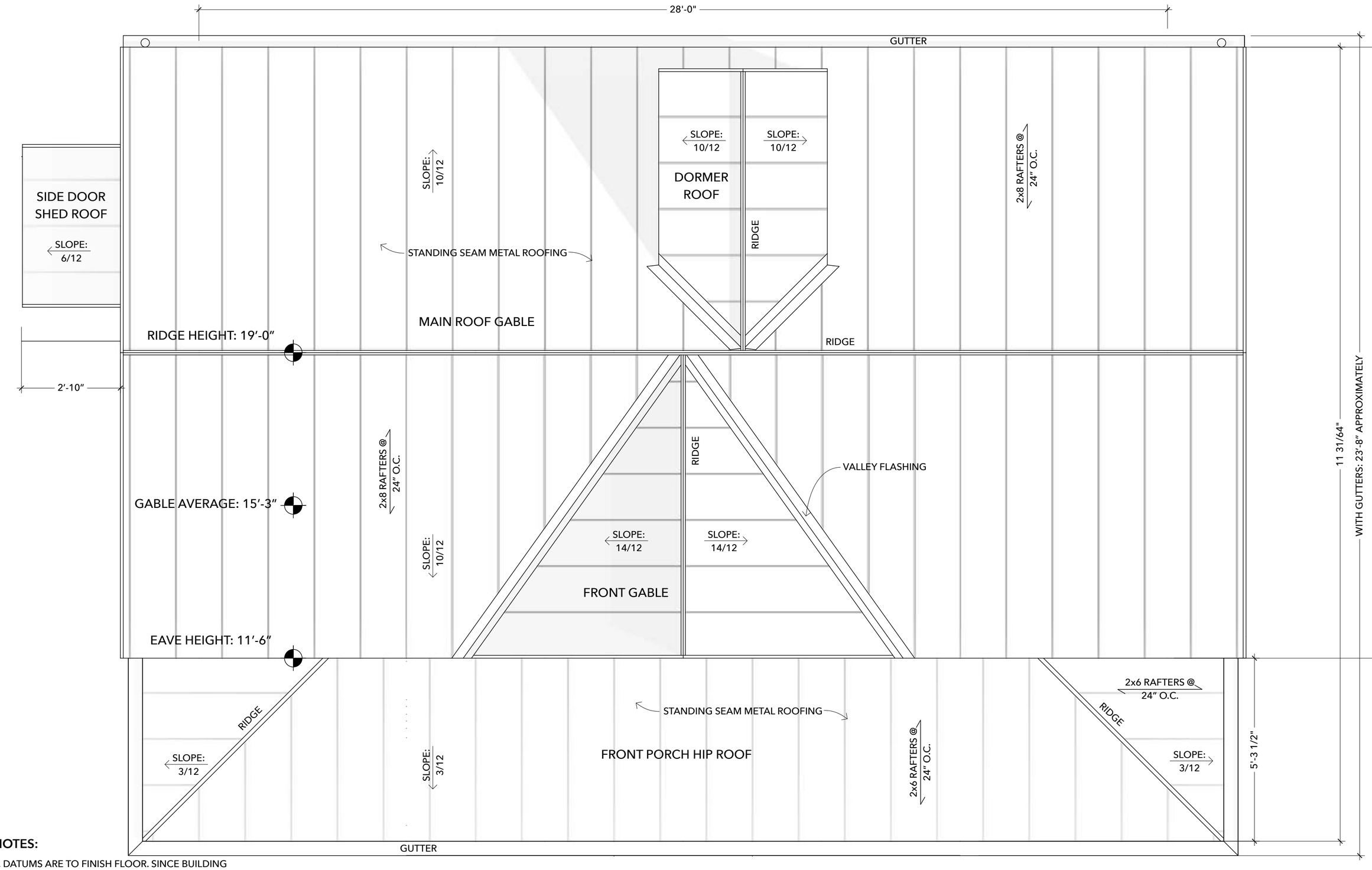
**2ND FLOOR PLAN**

**A1.2**




**NOTES:**

1. DATUMS ARE TO FINISH FLOOR. SINCE BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE, 9-12 INCHES ARE GIVEN TO THE FLOORING, SUBFLOOR, SLEEPERS, CONCRETE SLAB, INSULATION AND/OR GRAVEL (FOR A 16' OR 20' HEIGHT LIMIT).

2. DORMER AND GABLE END CONSTRUCTION DETAILS TO BE PRESENTED LATER.

## (1) 2ND FLOOR PLAN

SCALE: 1/2" = 1'-0"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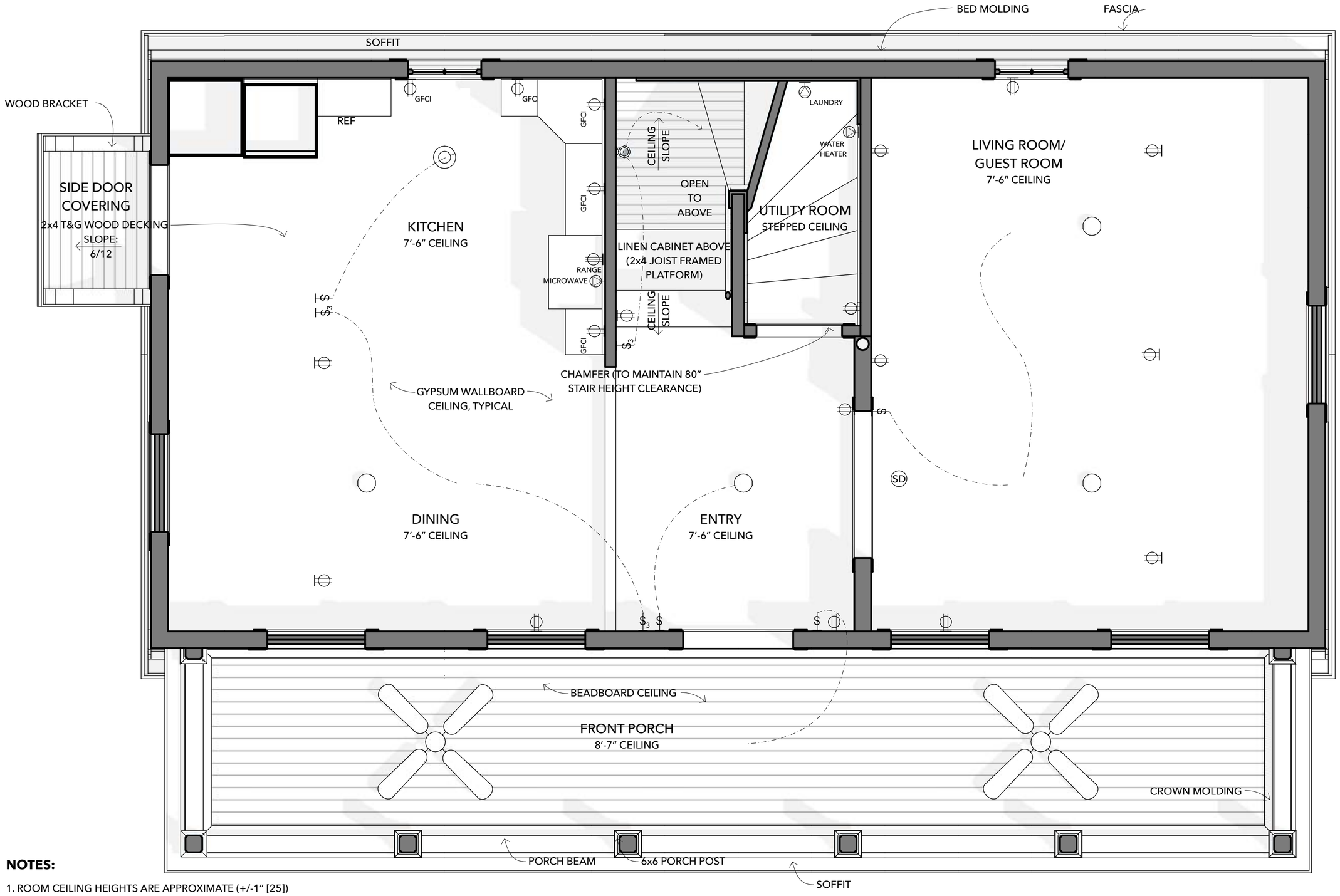
**ROOF PLAN**

**A1.3**




**NOTES:**

1. ROOM CEILING HEIGHTS ARE APPROXIMATE (+/-1" [25])

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY ADJACENT DESIGN ELEMENTS.

4. UTILITY ROOM CEILING SHALL BE FIRE-RATED USING GYPSUM WALLBOARD SHEATHING

## 1 1ST LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"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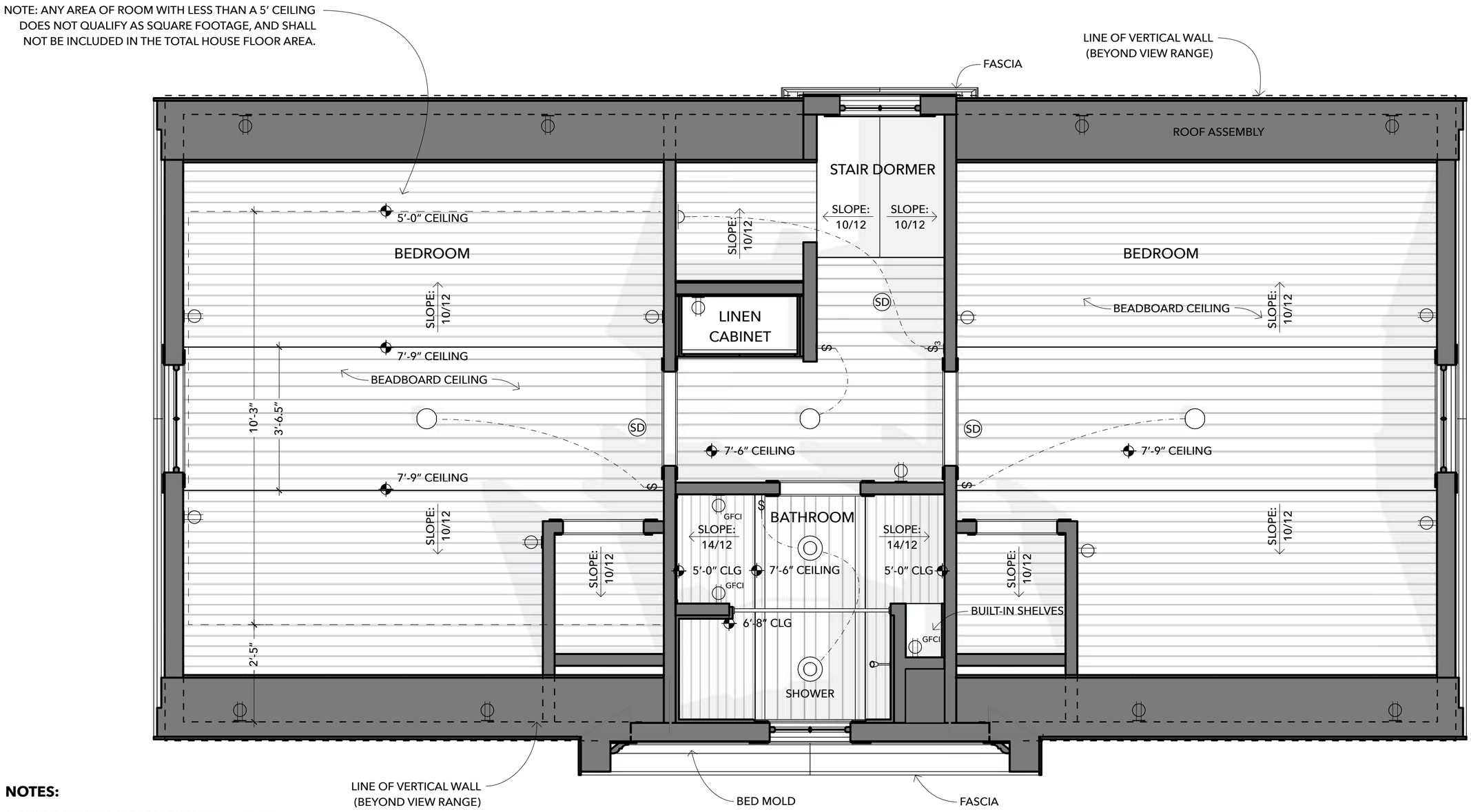
**1ST RCP / ELECTRICAL**

**A1.4**




**NOTES:**

1. CEILING HEIGHTS ARE APPROXIMATE ( +/- 1″ [25] )

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND/OR WITH PRIMARY DESIGN ELEMENTS.

3. LINEN CABINET IN THE HALL MAY BE OMITTED. STAIRWAY CEILING HEIGHT REQUIREMENTS (AND THE SLOPED CEILING ABOVE) PREVENT IT FROM BEING PARTICULARLY LARGE.

4. SHOWER MAY BE CONVERTED INTO A STEAM SHOWER, OR REPLACED BY A CONVENTIONAL TUB. PER CODE, A MINIMUM 30x30-INCH AREA MUST HAVE A CEILING OVER 80 INCHES.

5. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5′ CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

## ① 2ND LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN

SCALE: 1/2″ = 1′-0″

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**2ND RCP / ELECTRICAL**

**A1.5**

1 SOUTH ELEVATION

SCALE: 1/2″ = 1′-0″

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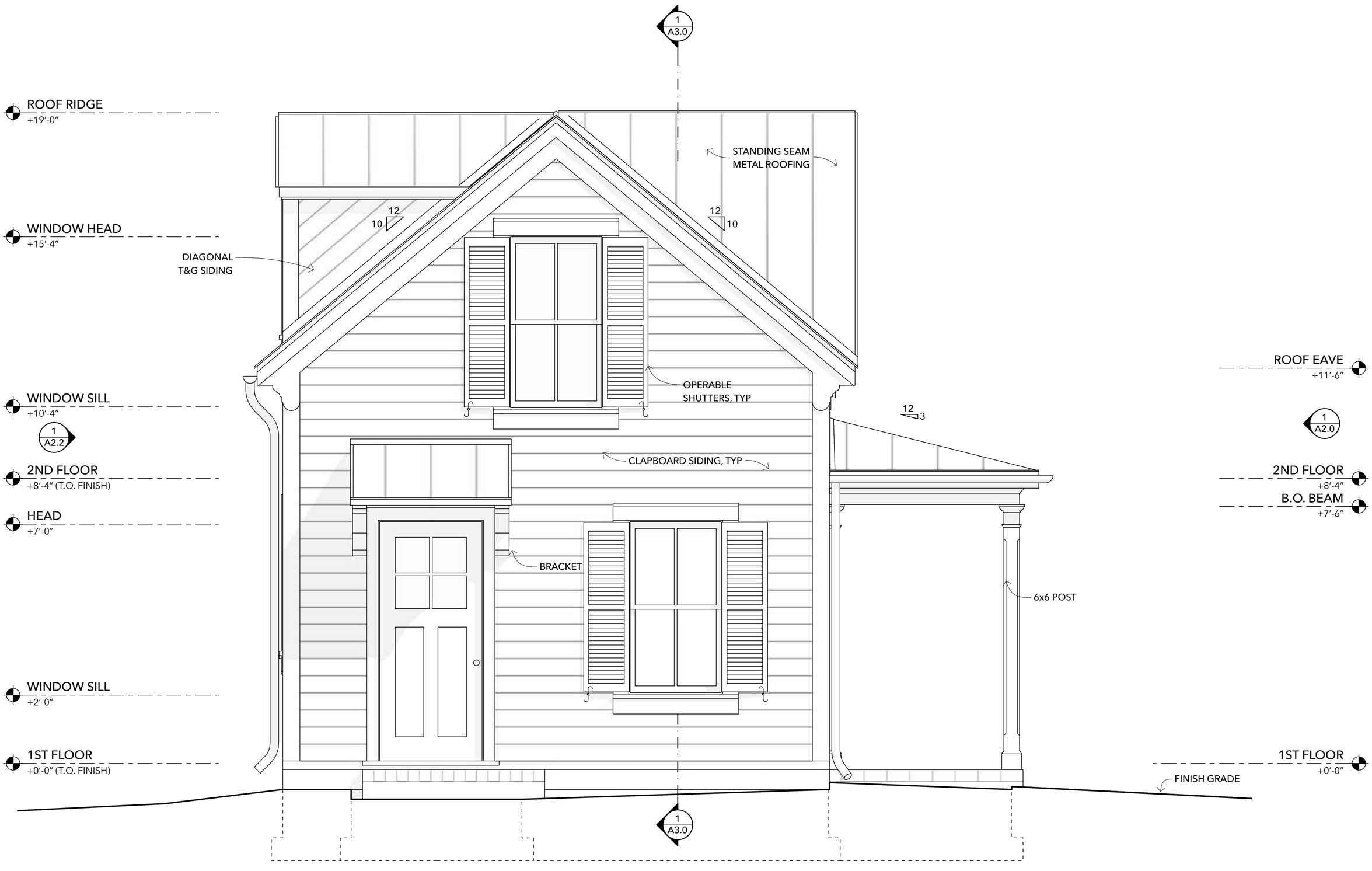
**FRONT ELEVATION**

**A2.0**




1 WEST ELEVATION
SCALE: 1/2″ = 1′-0″

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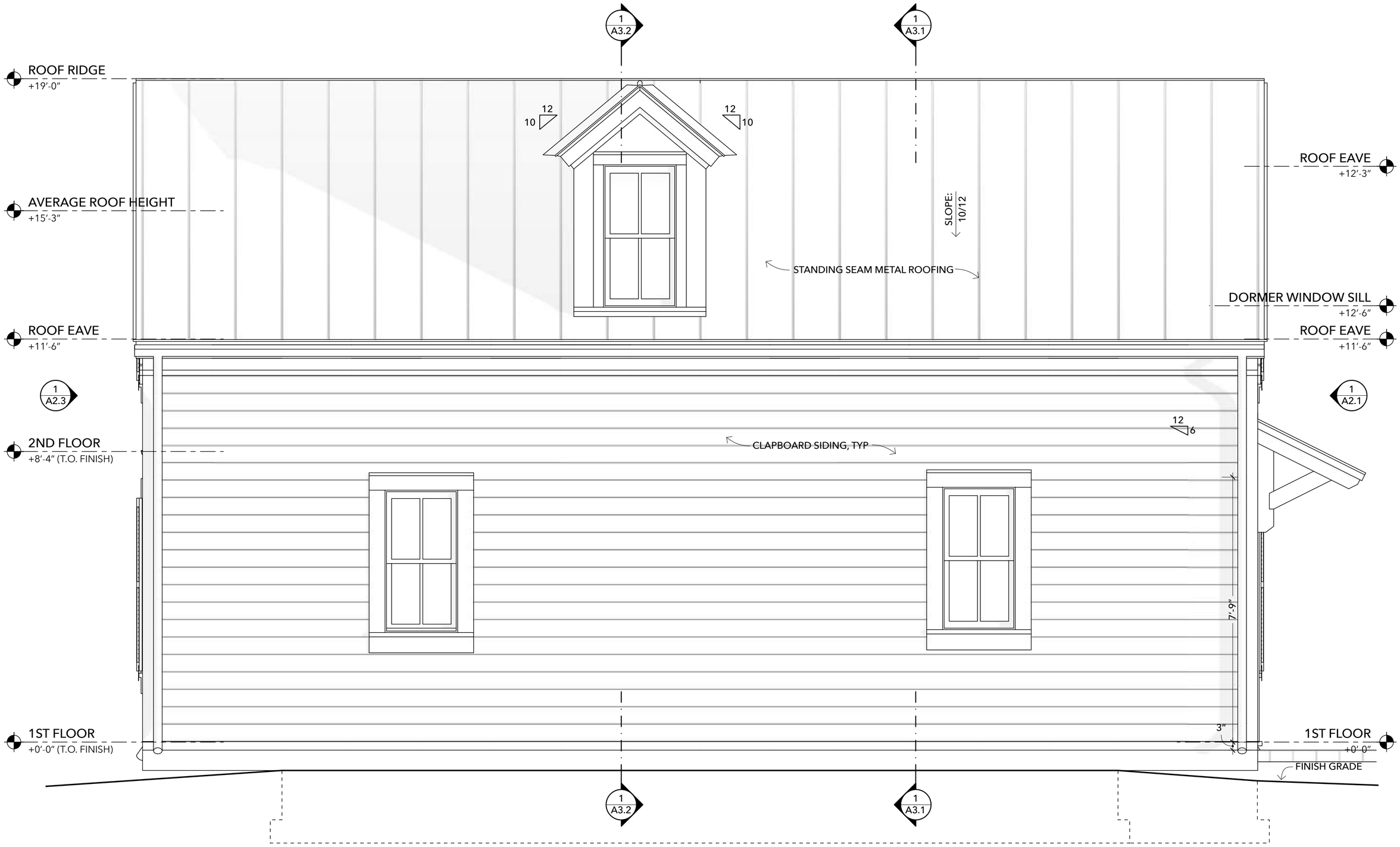
**WEST ELEVATION**

**A2.1**




1 NORTH ELEVATION
SCALE: 1/2″ = 1′-0″

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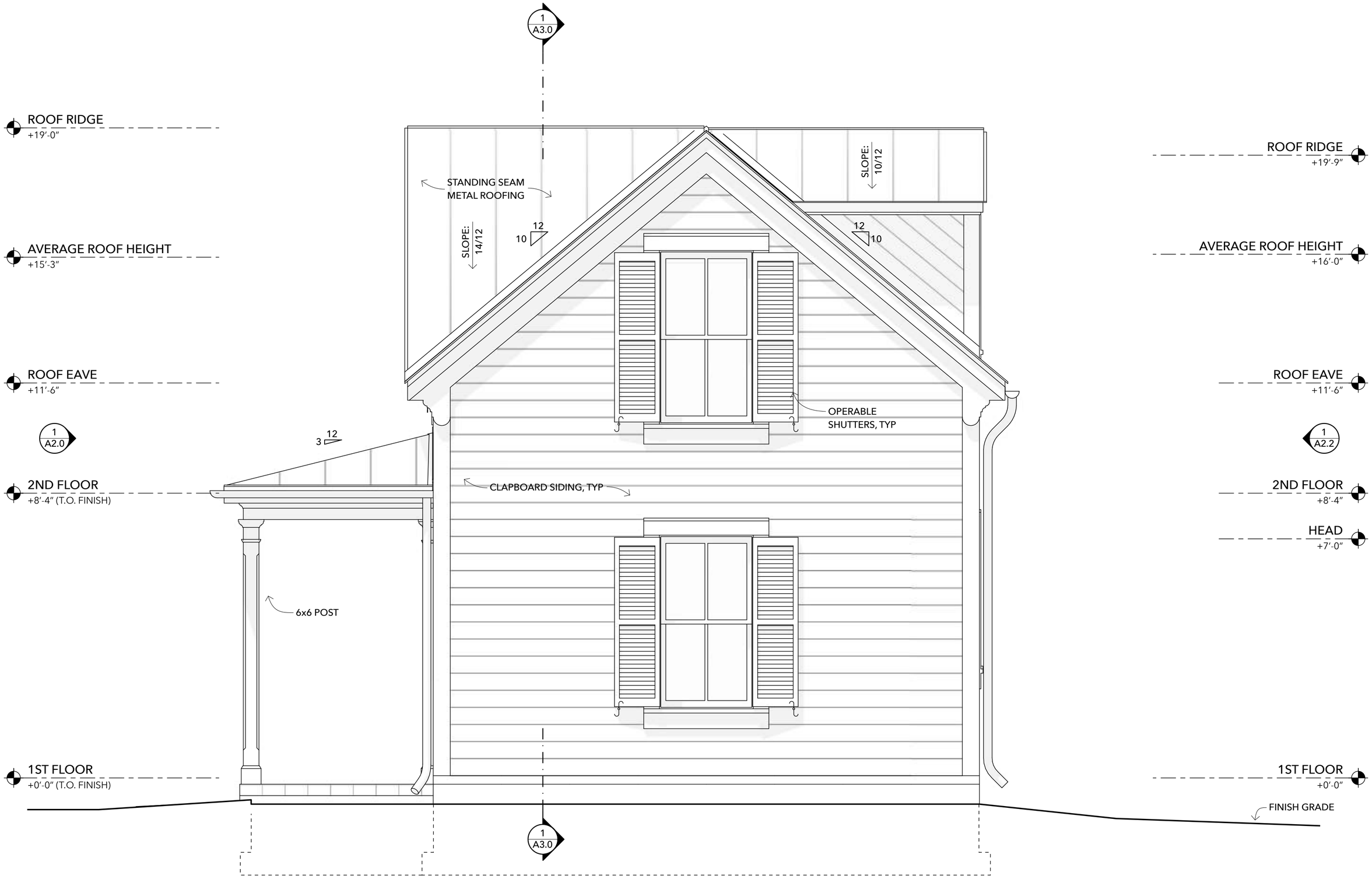
**NORTH ELEVATION**

**A2.2**




1 EAST ELEVATION
SCALE: 1/2″ = 1′-0″

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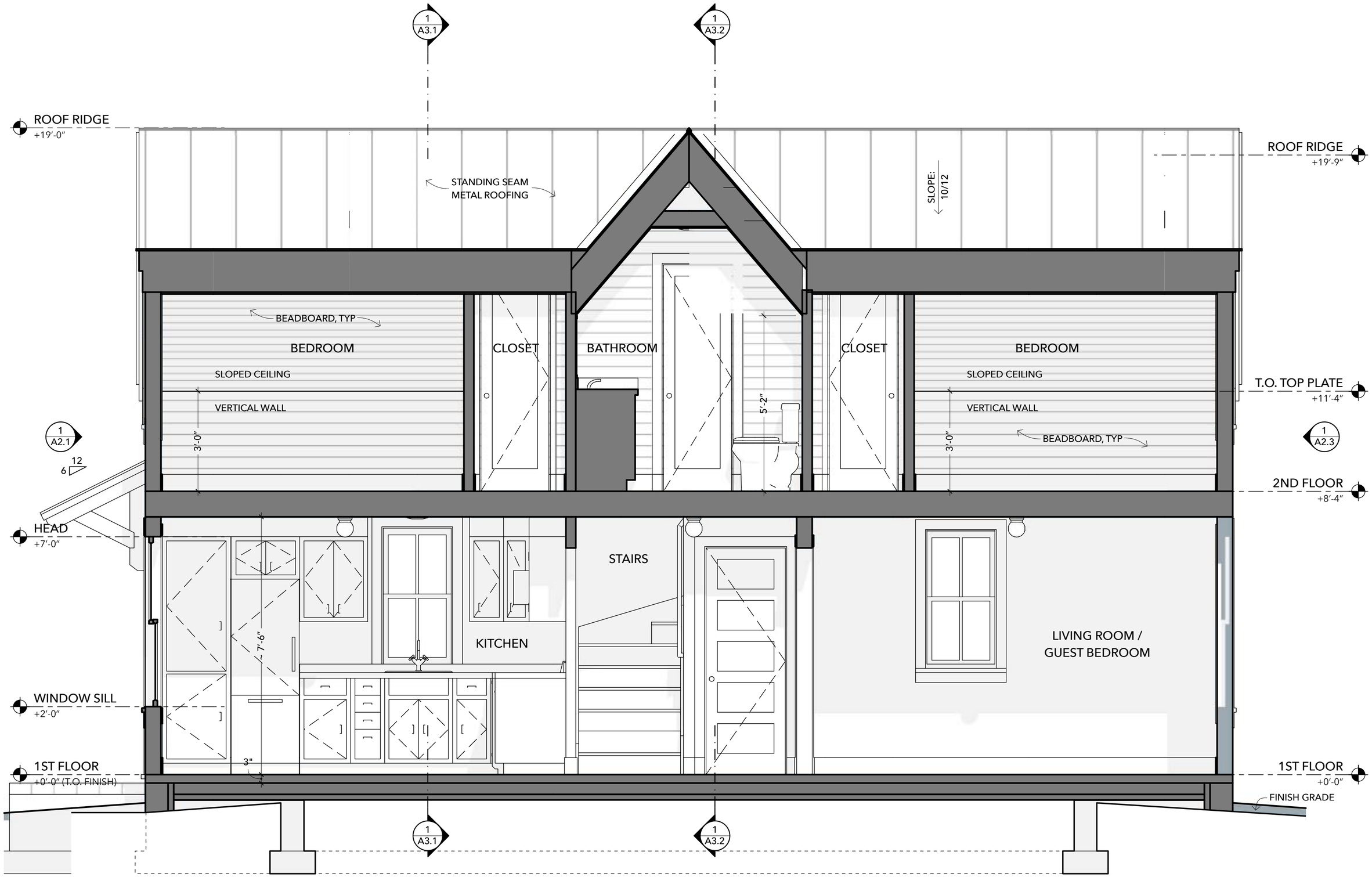
**EAST ELEVATION**

**A2.3**




1 LONGITUDINAL SECTION
SCALE: 1/2" = 1'-0"

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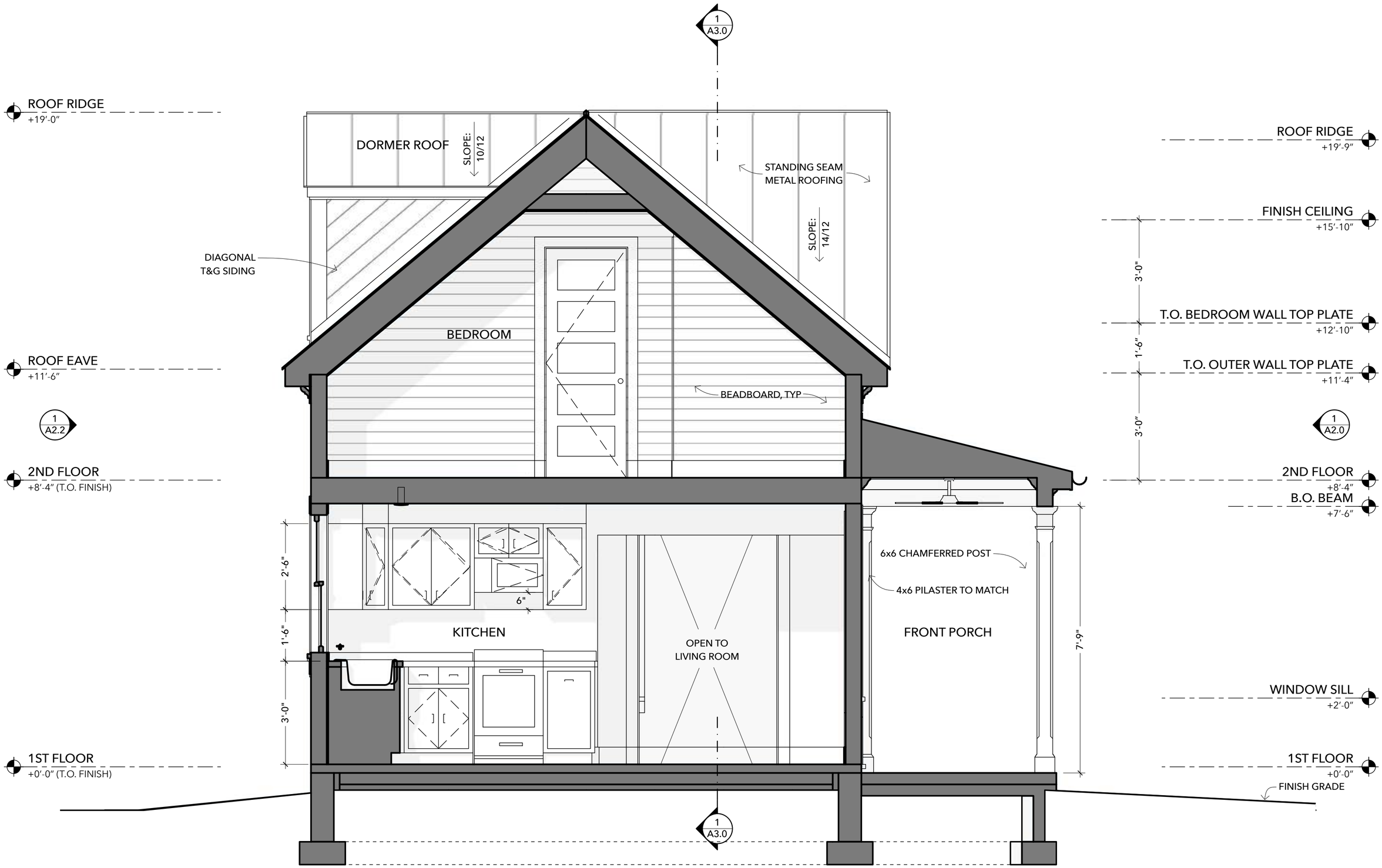
**LONGITUDINAL SECTION**

**A3.0**




1 TRANSVERSE SECTION 1
SCALE: 1/2″ = 1′-0″

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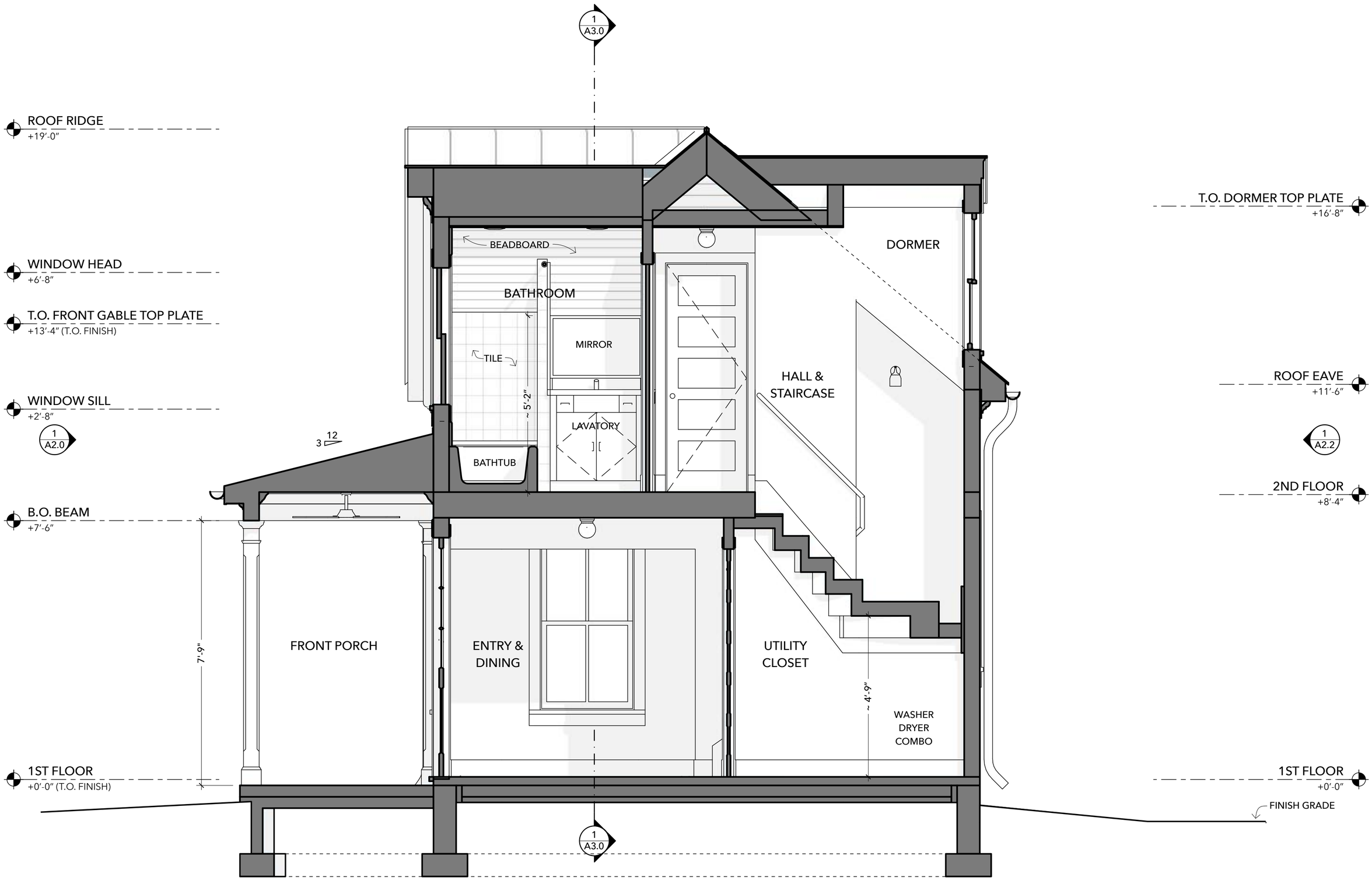
**TRANSVERSE SECTION**

**A3.1**




1 TRANSVERSE SECTION 2
SCALE: 1/2" = 1'-0"

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**TRANSVERSE SECTION AT STAIR**

**A3.2**